

GOVERNMENT OF ANDHRA PRADESH  
ABSTRACT

Lands – Regularisation – Rangareddy District – Transfer of Rights on encroachment of specified categories of un-assigned Government land to an extent of 1600 Sq.yards in Sy.No.121 at Balanagar Village & Mandal in favour of Sri Patru Patel, S/o Mastan Patel, on payment of value of Rs.79,20,000/- – Orders – Issued.

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REVENUE (ASSIGNMENT-V) DEPARTMENT

G.O.Ms.No. 378,

Dated: 08-06-2012.

Read the following:-

- (1) G.O.Ms.No.166, Revenue (Assn.POT) Department, dated 16-2-2008.
- (2) From the Spl. CS & CCLA, Hyderabad, Lr.No.BB2/1896/2008, dated 3-2-2009.
- (3) From the Collector, Rangareddy District, Lr.No.E5/1400/2008, dated 12-3-2010 & 14-7-2010.
- (4) From the Spl. CS & CCLA, Hyderabad, Lr.No.BB2/1896/2008, dated 15-9-2010 & 4-5-2012.

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**ORDER:**

In the reference 2<sup>nd</sup> read above, the Special Chief Secretary & Chief Commissioner of Land Administration, A.P., Hyderabad, recommended the proposal of the Collector, Rangareddy District, for regularization of un-assigned Government land to an extent of 1600 Sq.yards of industrial plot in Sy.No.121 of Balanagar Village & Mandal, in favour of Sri Patru Patel, S/o Mastan Patel, on payment of Market Value @ Rs.1,650/- per Sq.yard, existing as on 31.12.2003, and after depreciation as per telescopic principal, and worked out to Rs.79,20,000/-, taking into consideration on the Property Tax receipt, dated 21.5.1995, produced by the applicant, and on the recommendations of the State Level Regularization Committee meeting of CCLA, held on 6-1-2009, and requested the Government, to issue appropriate orders in the matter under G.O.Ms.No.166, Revenue Department, dated 16-2-2008.

2. In the reference 3<sup>rd</sup> read above, the Collector, Rangareddy District, has informed that the proposal has been approved by the District Level Committee meeting held on 5-12-2008, considering the Property Tax Receipts since 1980-81 issued by the Gram Panchayath, prior to the formation of Municipality, and forwarded the above proposal, to the CCLA, through his letter dated 20-12-2008, for placing the matter before the State Regularization Committee.

3. In the circumstances reported by the Collector, Rangareddy District, and the Chief Commissioner of Land Administration, and after careful consideration of the recommendations of the State Level Regularization Committee, hereby permit the Collector, Rangareddy District to transfer the rights of un-assigned vacant Government land to an extent of 1600 Sq. yards of industrial plot in Sy.No.121 of Balanagar Village & Mandal, Rangareddy District, in favour of Sri Patru Patel, S/o Mastan Patel, taking into consideration on the Property Tax receipt, dated 21.5.1995, produced by the applicant, on payment of Market Value @ Rs.1,650/- per Sq.yard, existing as on 31.12.2003, and worked out to Rs.79,20,000/- (Rupees Seventy Nine lakhs and Twenty thousand only), in the light of the policy guidelines, issued in G.O.Ms.No.166, Revenue (Asn.POT) Department, dated 16-02-2008, and subsequent amendments thereon, subject to adhering the following conditions and to ensure the instructions stipulated by the Chief Commissioner of Land Administration in the minutes dated 06-01-2009. The Collector, Rangareddy District shall also to ensure:

- (a) that the proof of document furnished by the applicant should be in favour of the applicant and the document should be on or before the stipulated date i.e. 31.12.2003.

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- (b) The Registered Documents should be verified about its validity and genuineness and verify all original documents.
  - (c) The calculation should be verified as per matrix and confirm its correctness before giving notice to the applicant.
  - (d) An affidavit should be obtained from the applicant that he/she shall forego his /her right in all the pending cases and with drawl of LG / SLP cases are pending before the Land Grabbing Court and other Courts, etc.
  - (e) All other conditions prescribed in G.O.Ms.No.166 should be followed
  - (f) The proposed lands should not be covered under the lands mentioned in G.O.Ms.No.1230, Revenue (Asn.POT) Department, dated 23.10.2008 i.e. 100 feet abutting road.
  - (g) To ensure that the applicant is not having any other Government land applied for regularization under G.O.Ms.No.166, except the land applied for. If land applied for regularization is more than one application by the individual, it is the responsibility of the Collector, Ranga Reddy District to treat all the applications, as one application and will calculate under provisions of G.O.Ms.No.166, after taking permission from Government through Chief Commissioner of Land Administration.
  - (h) Collector, Rangareddy District, shall obtain encumbrance certificate from the concerned Sub Registrar Office and to verify original sale deeds.
4. The Collector, Rangareddy District shall take necessary action accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

ANIL CHANDRA PUNETHA  
PRINCIPAL SECRETARY TO GOVERNMENT

To  
The Collector, Rangareddy District,  
Sri Patru Patel, S/o Mastan Patel, through the Collector, Rangareddy District.  
Copy to:  
The Special C.S. & Chief Commissioner of Land Administration, A.P., Hyderabad.  
SF/SC.

//FORWADED :: BY :: ORDER//

SECTION OFFICER